

Crescent Parke

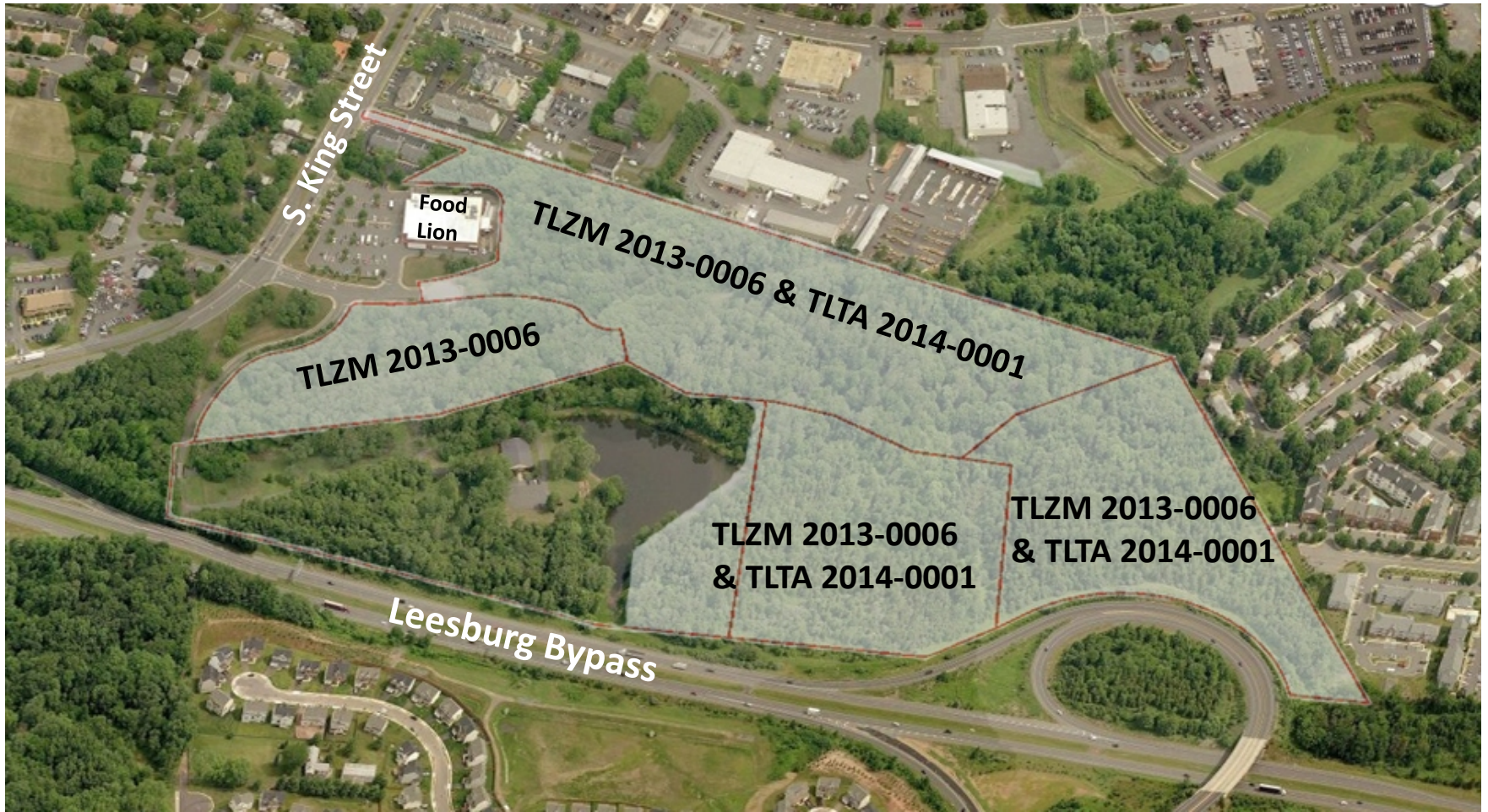
Town of Leesburg, Virginia

Planning Commission Public Hearing

TLTA 2014-0001 & TLZM 2013-0006

June 4, 2015

Crescent Parke





Crescent Parke



Building C-1

Office with hotel option –
4-story, 88,000 SF

Buildings C-2, C-3 & C-4

1st floor retail – 22,500 SF
2nd floor office – 22,500 SF

Buildings MU-1, MU-2, MU-3 & MU-4

1st floor retail – 26,625 SF
1st floor community room – 2,000 SF
Floors 2-4 – 96 multi-family dwelling units

G



LOCATION MAP

CRESCENT PARKE

MIXED USE PLAZA EXHIBIT (2) | TOWN OF LEESBURG, VA | 05.20.2015

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LOCATION MAP

CRESCENT PARKE

MIXED USE PLAZA EXHIBIT (1) | TOWN OF LEESBURG, VA | 05.20.2015

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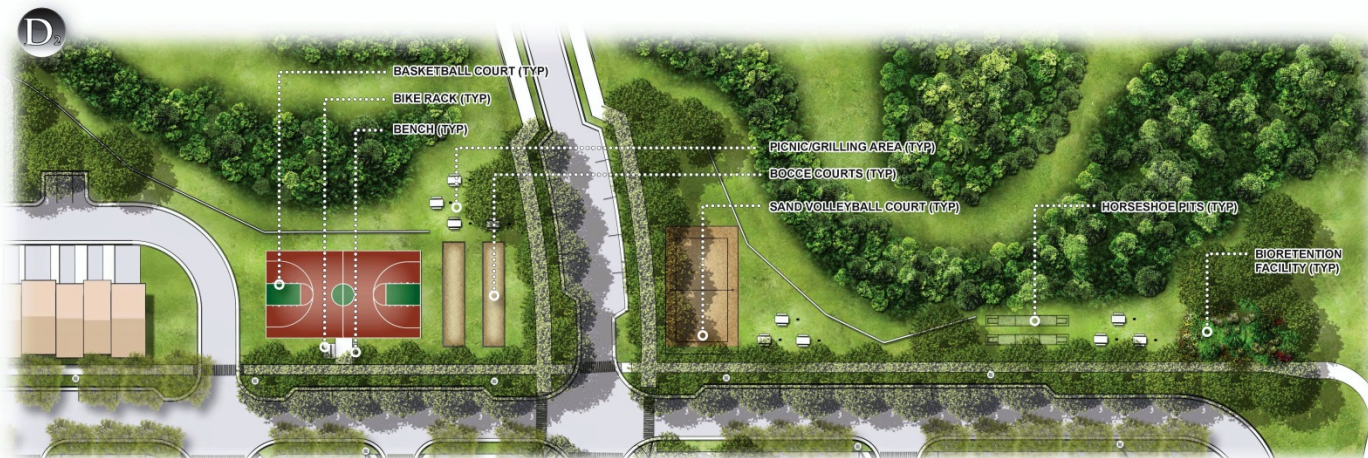
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207 single family attached dwelling units
96 two-over-two stacked townhouse units

Residential Neighborhood

Crescent Parke



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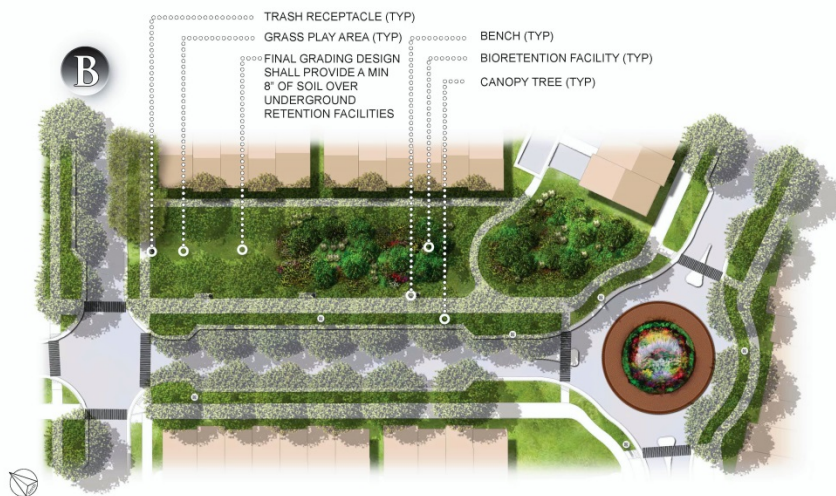
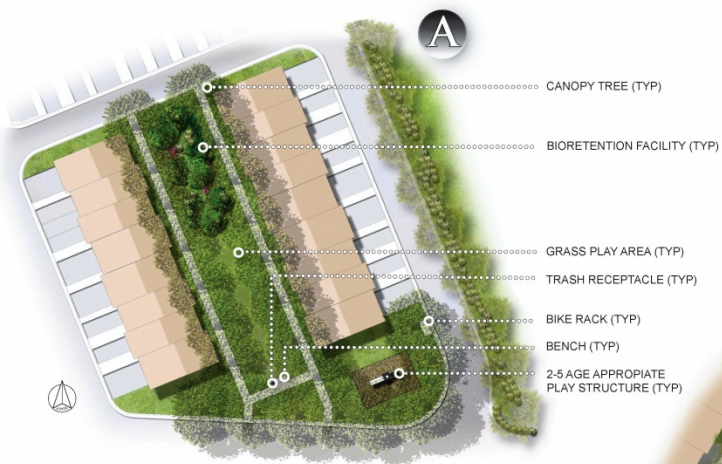
LINEAR PARK EXHIBIT | TOWN OF LEESBURG, VA | 05.20.2015

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LOCATION MAP



CRESCENT PARKE

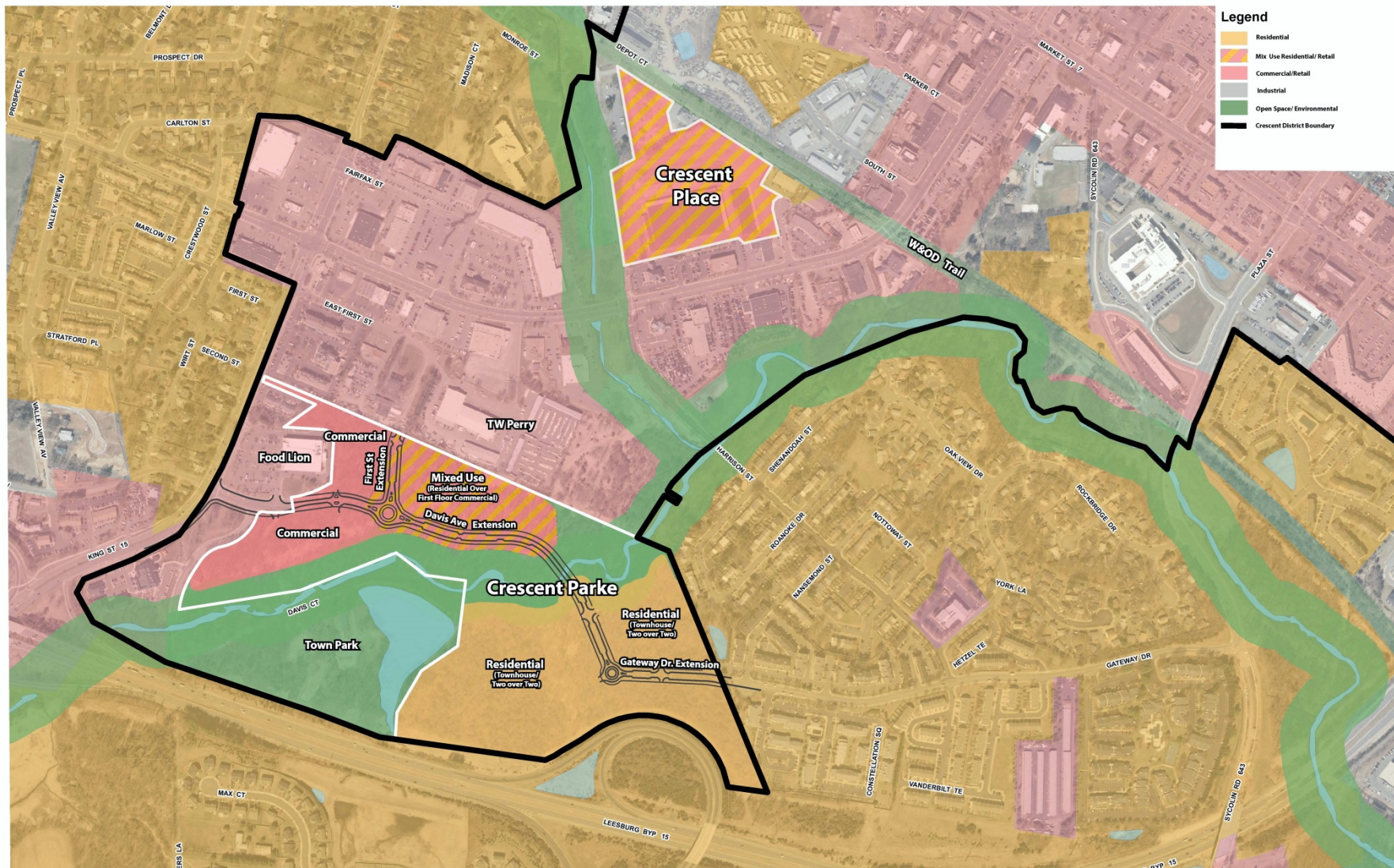
POCKET PARK EXHIBIT | TOWN OF LEESBURG, VA | 05.20.2015

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Proffer Contributions

- Transportation
 - \$800,050 total per off-site transportation proffer guidelines
 - \$2,097 per single family attached
 - \$1,797 per multi-family
- Capital Facilities
 - \$5.5 million total
 - \$15,619 per single family attached dwelling
 - \$ 7,809 per multi-family dwelling
- Recreation
 - \$1,000/d.u. = \$399,000 total
- Fire & Rescue
 - \$100/d.u. = \$39,900 total
 - \$0.10/SF = \$16,172 total

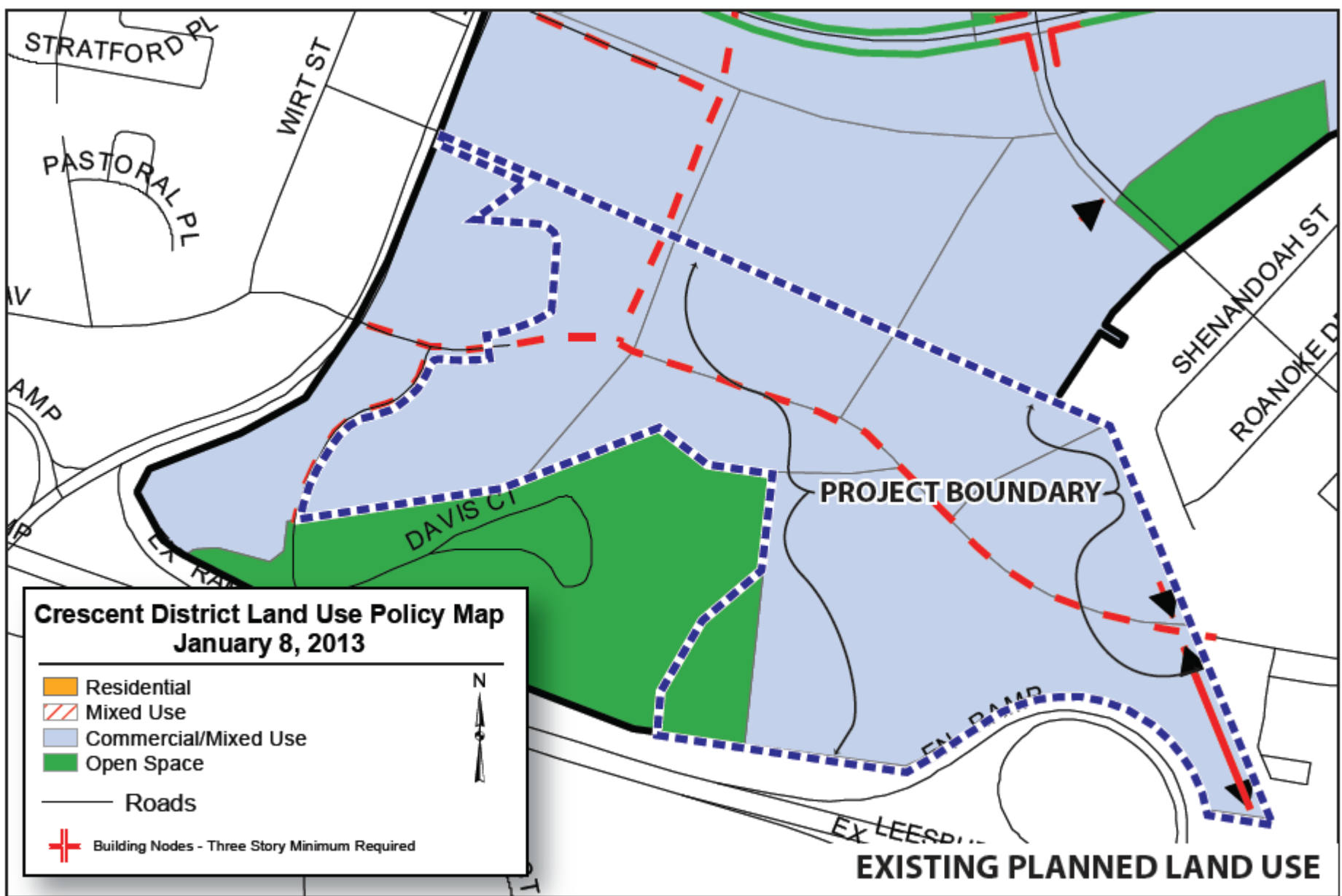


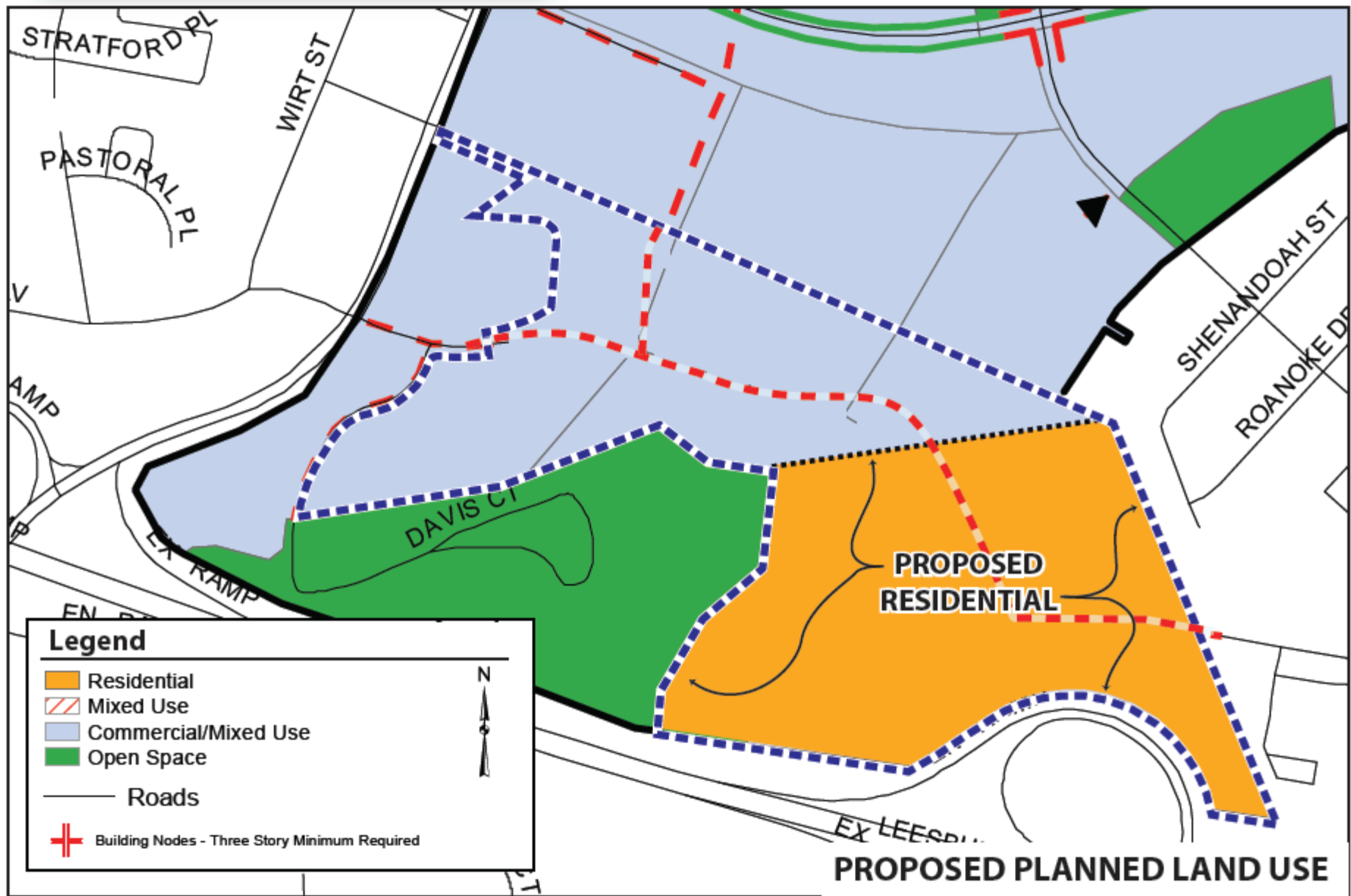
Crescent Parke Land Use Overlay Exhibit

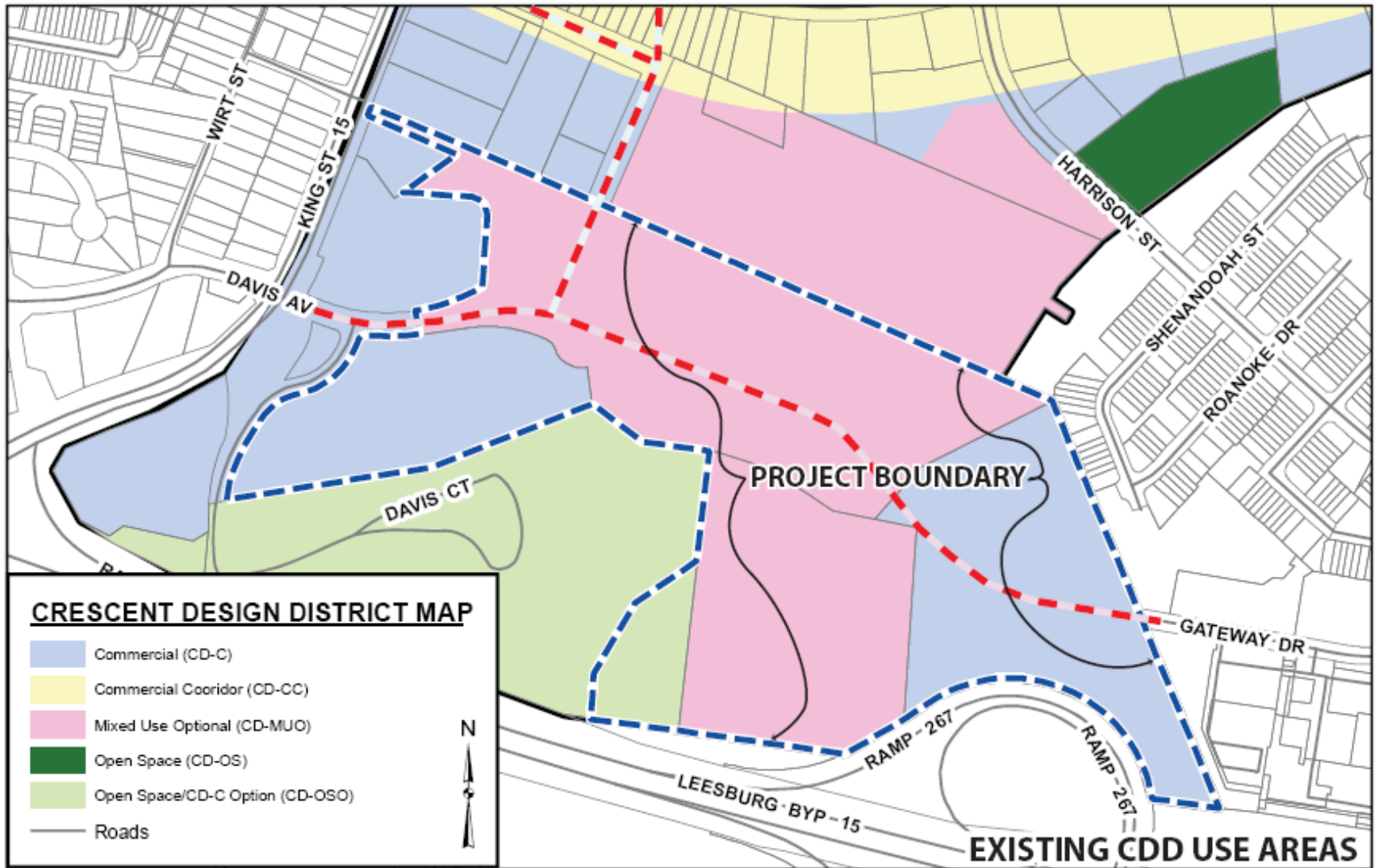
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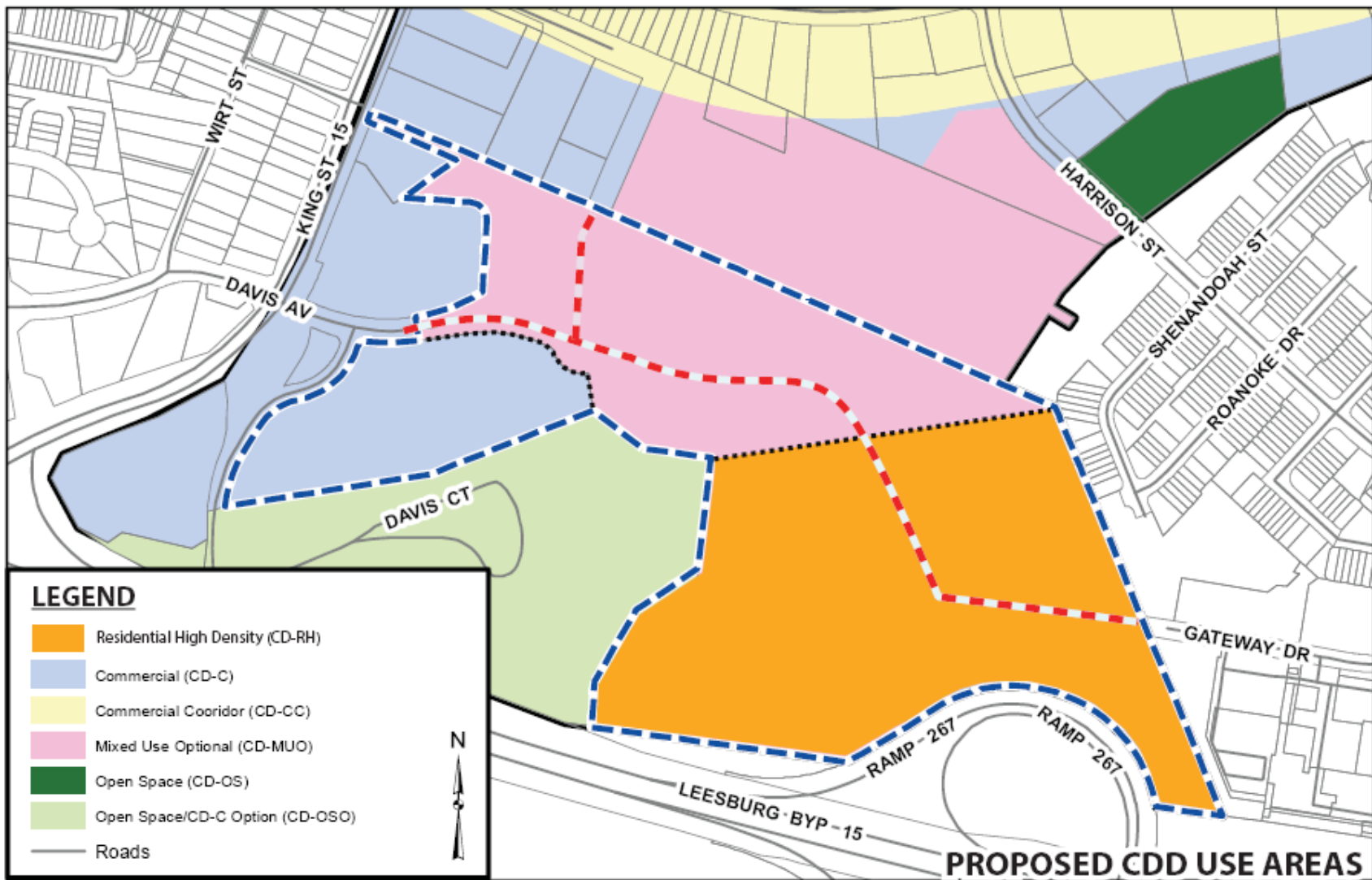


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Davis Avenue Extension

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SECTION A-A



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SECTION B-B





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